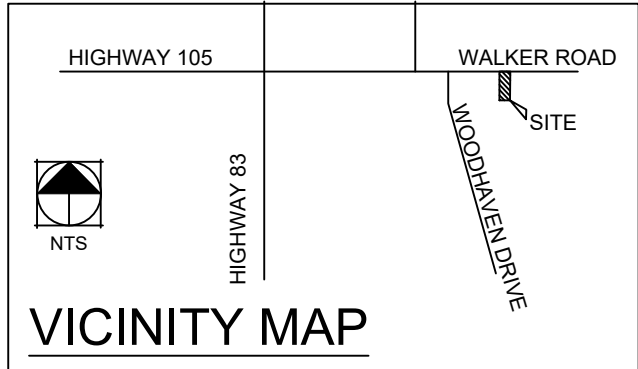


THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER (SITE DEVELOPMENT PLAN)



OWNER:
DOUGLAS BNB, LLC
3805 WALKER ROAD
COLORADO SPRINGS, CO 80908
719-488-2353

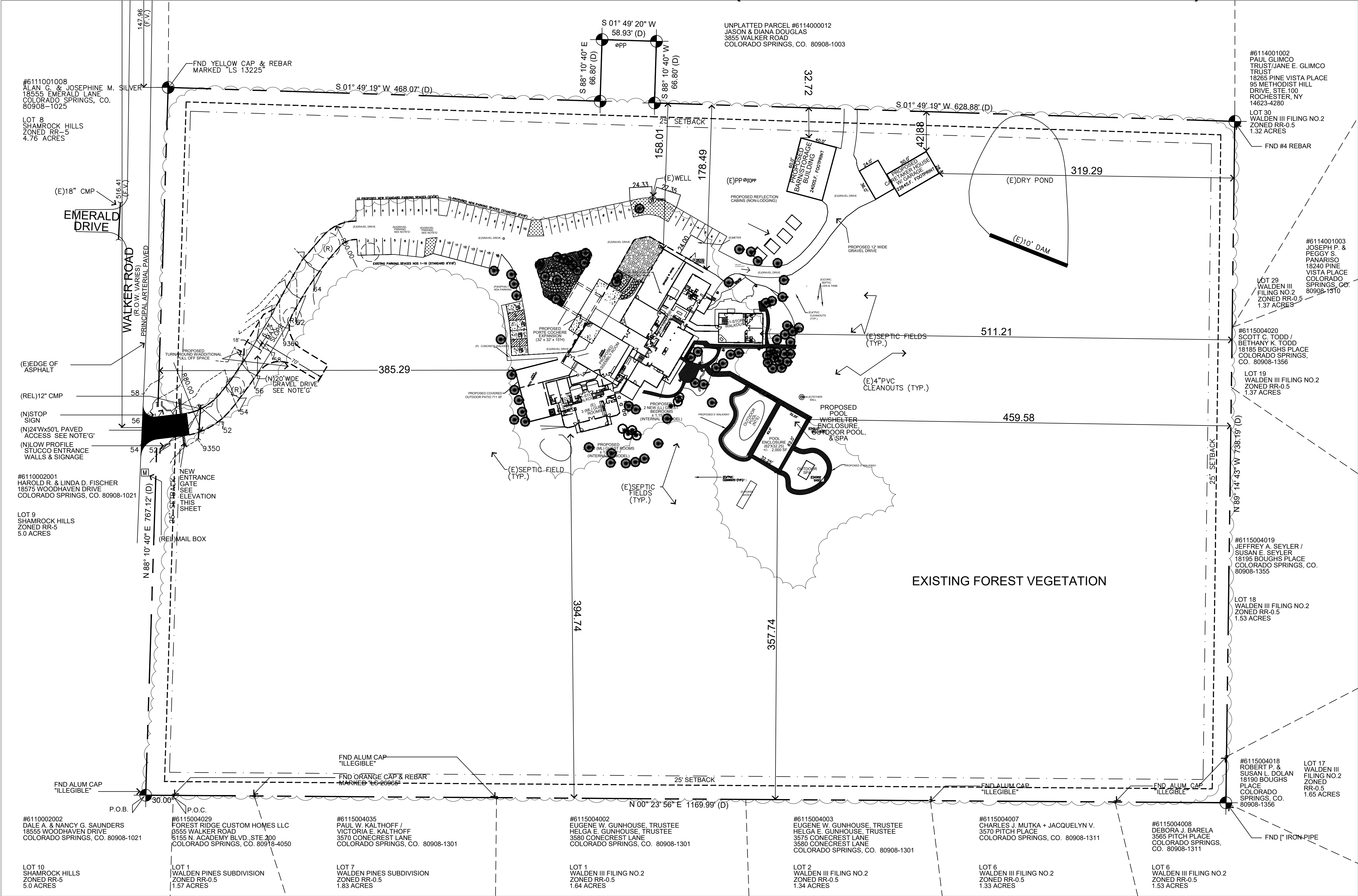
CONSULTANTS:
KIMLEY-HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
719-453-0180

LEGAL DESCRIPTION:

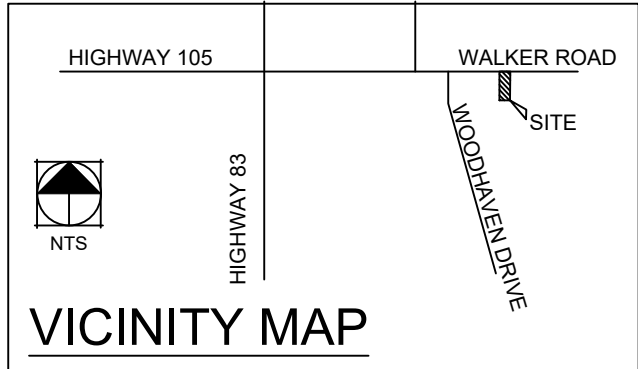
A TRACT OF LAND IN NE4 SECTION 15-11-66 DESCRIBES AS FOLLOWS:
BEGINNING AT NORTHEAST CORNER OF TRACT A WALDEN III IN FILING NO. 2, TH S 88°10'40" E 767.12 FEET, S 01°49'19" W 468.07 FEET, S 88°10'40" E 66.80 FEET, S 01°49'20" W 58.93 FEET, N 88°10'40" W 66.80 FEET, S 01°49'19" W 628.88 FEET TO POINT ON LINE OF LOT 30 OF SD WALDEN III FILING NO. 2, N 89°14'43" W ALG LN OF LOTS 30, 29, 19, 18 & 17 OF SD SUB 738.19 FEET TO NE OCRNER OS SD LOT 17 WALDEN III FILING NO. 2 TH N 00°23'56" E ALG E LN OF LOTS 7, 6, 2, 1 AND TRACT A 1169.99 FEET TO POB.
COUNTY OF EL PASO, STATE OF COLORADO.

SITE PLAN GENERAL NOTES

- SITE PLAN DIMENSIONS ARE TO EDGE OF GRAVEL DRIVE, CONCRETE WALKS OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- REFER TO SURVEY PROJECT: SITE PLAN FOR 3805 WALKER ROAD, COLORADO SPRINGS, COLORADO 80930, PREPARED BY PINNACLE LAND SURVEYING CO., INC., 925 W. CUCHARRAS STREET, COLORADO SPRINGS, CO. 80905, (719) 634-051, DATED JANUARY 5, 2010, JOB NO. 09008800, FILE NO. 09008800SP.DWG.
- THIS SITE IS COVERED WITH EXISTING NATIVE GRASSES, DECIDUOUS AND EVERGREEN TREES. THERE ARE NO SCRUB OAK OR OTHER SIGNIFICANT VEGETATION / ROCK OUTCROPPINGS WITHIN THE EXISTING BUILDING AREA EXCEPT AS OTHERWISE SHOWN.
- NATURAL VEGETATION AND POND WILL NOT BE DISTURBED EXCEPT AT NEW ACCESS ROAD (SPECIAL USE PHASE), PARKING, PHASES IV, V, V1 & VIII.
- EXISTING CONTOURS WILL NOT BE DISTURBED EXCEPT AT NEW ACCESS ROAD (SPECIAL USE PHASE), ADDITIONAL PARKING, PHASES IV, V & VIII.
- PROVIDE AT ALL NEW PROPOSED (SPECIAL USE PHASE) AND EXISTING DRIVEWAYS AND ALTERNATIVE PARKING RATIO REQUIREMENTS THE FOLLOWING: EXCAVATE AND GRADE EXISTING SUBGRADE AND COMPACT AS REQUIRED TO RECEIVE A
- 4" DEEP CLASS 6 COMPACTED ROAD BASE WITH A 1" TO 1 1/2" DEPTH, 1/4" TO 3/8" SIZE COMPACTED CRUSHED GRAVEL SURFACE. PROVIDE A PAVED FINISH SURFACE WITH ROAD SUB BASE FOR A DISTANCE OF 50 FEET FROM THE PAVED COUNTY 'WALKER' ROAD AND AT THE HANDICAP PARKING IN FRONT OF THE BUILDING AS SHOWN BY PHASE VI.
- THERE SHALL BE NO AMPLIFIED SOUND ASSOCIATED WITH ANY OUTDOOR ACTIVITIES.
- SEE 2020 AMENDED SPECIAL USE LETTER OF INTENT FOR MORE INFORMATION.



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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	EN	75	EVERGREEN TREE EVERGREEN TREE / EXISTING EVERGREEN TREE	B & B			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	DB	27	DAPHNE X BURKWOODI 'SOMERSET' / SOMERSET DAPHNE	5 GAL.	SEE PLAN	3'-5'	3'-5'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	MA	27	MAHONIA AQUIFOLIUM / OREGON GRAPEHOLLY FULL	5 GAL.	SEE PLAN	4'-6'	4'-6'
	PM	3	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	5 GAL.	SEE PLAN	5'-6'	6'-8'
	PR	18	PICEA PUNGENS 'ROUNDABOUT' / ROUNDABOUT COLORADO SPRUCE	5 GAL.	SEE PLAN	2'-3'	2'-3'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BG	22	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL.	SEE PLAN	2'-3'	2'-3'
	KF	14	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	5 GAL.	SEE PLAN	2'-3'	4'-6'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EC	66	ECHINACEA X 'CHEYENNE SPIRIT' / CHEYENNE SPIRIT CONEFLOWER	1 GAL.	SEE PLAN	18"-24"	2'-3'
	HR	66	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL.	SEE PLAN	18"-24"	18"-24"
	IG	16	IRIS GERMANICA 'SUGAR BLUES' / SUGAR BLUES BEARDED IRIS	1 GAL.	SEE PLAN	12"-18"	2'-4'
	LA	52	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / DEEP BLUE LAVENDER	1 GAL.	SEE PLAN	20"-30"	20"-30"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	ROCK	3,597 SF	4"-8" ARKANSAS TAN RIVER ROCK SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH		YES	C&C SAND
	W.M.	586 SF	CASCADE WOOD MULCH & PLANTINGS SHRUB AND PERENNIAL BEDS. MULCH TO BE USED IN TREE, SHRUB, AND PERENNIAL RINGS PER DETAILS. SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.	WOOD MULCH	4"	YES	PIONEER SAND

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	WALKER RD	WEST BNDY	SOUTH BNDY	EAST BNDY
ZONE DISTRICT BOUNDARY:	NO	YES	YES	YES
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 300' +	15' / 300' +	15' / 300' +	15' / 300' +
LINEAR FOOTAGE:	766'	1170'	738'	1154'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 25 LF	1 TREE PER 25 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.:	39 / *	47 / *	30 / *	47 / *
EVERGREEN TREES REQ. / PROV.:	N/A	N/A	41 / 43	N/A
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	WD	WB	SB	EB
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%	75% / 75%	75% / 75%	75% / 75%

SITE/PROPERTY INFORMATION	
ADDRESS	3805 WALKER RD
PARCEL ID NO.	
ZONING	RR-5
SITE ACREAGE	20.18 AC
SITE SQUARE FOOTAGE	879,115 SF
EXISTING LOT COVERAGE	43,167
STRUCTURAL	1,904 SF
WALKS, PATIOS, DECKS	6,269
PARKING/DRIVEWAYS	25,994
PERCENT IMPERVIOUSNESS	4.91%

2009 SPECIAL USE CONDITIONS OF APPROVAL (AL-09-002)

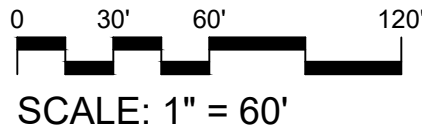
- APPROVAL IS LIMITED TO A RECREATION CAMP AS DESCRIBED IN THE LETTER OF INTENT AND SPECIAL USE MAP. THIS INCLUDES EIGHT (8) PHASES AS OUTLINED ON PAGE x OF THE LETTER OF INTENT. ANY EXPANSION NOT INCLUDED IN THE LETTER OF INTENT AND SPECIAL USE MAP SHALL BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.
- THE APPLICANT SHALL MEET THE REQUIREMENTS OF EL PASO COUNTY HEALTH AS IT PERTAINS TO THE SEPTIC SYSTEM (ISDS) PRIOR TO DSD AUTHORIZATION OF BUILDING PERMITS FOR OCCUPIED STRUCTURES.
- AN ON-SITE WATER SOURCE IS REQUIRED AT TIME OF EXPANSION. THIS MAY BE A CISTERN OR A PRESSURIZED SYSTEM FROM THE ADJACENT WALDEN CORPORATION WATER SYSTEM.
- APPLICANT SHALL REMOVE THE EXISTING DRIVEWAY ACCESS WITHIN THE COUNTY RIGHT-OF-WAY OF WALKER ROAD AND RE-SEED IT TO MATCH ADJACENT GROUND COVER. THE APPLICANT IS NOT REQUIRED TO REMOVE THE BALANCE OF THE OLD DRIVEWAY OUTSIDE OF THE RIGHT-OF-WAY. IF THE APPLICANT CHOOSES TO UTILIZE THE BALANCE OF THE OLD DRIVEWAY FOR ADDITIONAL PARKING, A REVISED SPECIAL USE PLAN SHALL BE PROVIDED TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT THAT MEETS THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.

INTERNAL LANDSCAPING

NET SITE AREA (LOT 1 + TRACTS A & B):	879,115 SF (20.18 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	131,868 SF / 539,645 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	264 / *
SHRUB SUBSTITUTES REQ. / PROV.:	0 / 0
ORN. GRASS SUBSTITUTES REQ. / PROV.:	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

PARKING LOT LANDSCAPING

NUMBER OF VEHICLE SPACES PROVIDED:	58	
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS	
SHADE TREES REQ. / PROV.:	4 / 4*	
PARKING LOT FRONTAGES:	NORTH	SOUTH
LENGTH OF FRONTAGE:	252'	540'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	168' / 168'	360'
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL	



SHEET INDEX:

COVER SHEET P1
SITE PLAN MAP P2

PCD FILE NO: COM-21-XXX

REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISION	9/3/2020
2		
3		
4		
5		
6		

DESIGNED	RSF	04.27.20
DRAWN	RSF	04.27.20
CHECKED	XXX	00.00.00
PROJECT NUMBER:	090995000.2	
SCALE:		AS NOTED